

**Disposition of Old Eng Co 12
Developers' Conference & Open House
MINUTES**

**Office of the Deputy Mayor for Planning and Economic Development
Conference room 301
September 23, 2005, 1:30 PM**

Attendees to Conference/Firehouse Open House:

Warren Flint - 5 E's Unlimited, Eric Jenkins - Advantedge Development, Greg Power - Powe Jones Architects, Peter Cook- Davis Brody Bond, Nathaniel Lincoln – One Common Unity, Inc., Deborah Kirby – Journeymen Theater Ensemble, Tom Fulton – ANC 5C03, Brian Brown – Next Gen Development, Mark Grffin – Griffin & Murphy, Pierre Abushacra – Firehook Bakery, Angela Williams – Nort Gen, Mike Benson – Café Saint-Ex, Art Slater – Bates Area Civic Association, Joanna Hoffschneider – Hickock Warner Cole Architects, Tracy Weiland – Hill & Associates, Donna Broderick – NCMS, Sean Hennessey, Deborah Crain – Ward 5 Neighborhood Planner.

I. Welcome and Introductions

Konrad Schlater and Susan Cheng from the Office of the Deputy Mayor for Planning and Economic Development outline the preliminary goals for the solicitation of offers:

Consultations with community stakeholders and further study of the area have defined preferences for the offers, including:

- A development plan that specifically addresses the re-use of the property as an historic building.
- A development plan that incorporates retail, cultural and any other uses that will enable the property to retain its historic role as a community landmark and make the property accessible to the broader public.
- The District is particularly interested in offers that incorporate a sit-down restaurant or café that will enliven the space in front of the firehouse and provide for a much needed community gathering spot.
- An active street and public space environment along the North Capitol Street.

Completed offers are due by 5 PM to the Office of the Deputy Mayor for Planning and Economic Development by **Friday, November 18, 2005.**

II. Powerpoint Presentation – Overview of Solicitation Process

III. Questions and Answers

1. What is the historic status of the property?

Although the historic landmark designation is still pending, it is almost 100 percent certain that Old Eng Co 12 will be landmarked.

2. What are the goals of the Hot Spots Initiative?

Hot Spots is the Administrations' initiative to address the causes of crime and neighborhood instability in high crime areas. A Hot Spots Initiative brochure as been posted to the ODMPED website. Visit: www.dcbiz.dc.gov . For more information on the specific objectives of the initiative, please contact Francine Edmonds, Interim Coordinator, Ward 5 Neighborhood Services at 202-671-0726.

3. Did the District conduct an appraisal of the firehouse? What type? What is the name of the appraiser?

Yes. The District completed a highest and best use appraisal of the firehouse. The name of the appraisal firm is Market Appraisals. Under law, the appraisal information is confidential to the District.

4. Will you consider giving a preference for environmental friendly- green design?

No. At this time, ODMPED cannot award a preference since the solicitation for the disposition of Old Engine Co 12 has already been issued. The ODMPED will consider awarding this preference for green design in future dispositions.

5. What are the environmental hazards associated with this property? And is asbestos a threat that needs to be addressed?

The selected Offeror will be expected to remediate any environmental hazard associated with the property.

As per EPA UST Access Database maintained within this division, there is no registered Underground Storage Tank (UST) System currently in service dispensing regulated substance; however a 550 gallons gasoline UST was removed on November 10, 1999.

The Office of the Deputy Mayor for Planning and Economic Development did not locate records on asbestos. However, the selected Offerer they will be responsible for contacting the Department of Health - Environmental Health Administration to follow-up on this environmental issue. For more information please contact the Department of Health at 202-535-2525.